



**Extending
Budget
Dollars**

REPAIR VS. REPLACE

**HIGHER EDUCATION
MEQUON, WI**

The Challenge

- The roof system at one of the university's buildings had recurring leaks over the years which **involved a difficult parapet wall detail** that relied on a face fastened asbestos wall panel.
- The capital budget required that only half of the roof be replaced. With a limited budget, IRSC needed to **resolve the water leakage issue without exhausting the existing budget** and maintain the aesthetics of the roof system.

Diagnosis and Solution

- Through systematic water testing, IRSC was able to determine that the roof was not the problem. The **leaking occurred in the asbestos panel**.
- IRSC designed flashing details to allow for encapsulating the asbestos panel, which allowed for only the lower roof of building to be replaced. The roof replacement **stopped the water** entry and resulted in the replacement of upper roof to be postponed for 2 years.

Results

- IRSC was able to design a solution so the lower roof was systematically replaced to **reduce waste, increase cost effectiveness and boost the efficiency** of the roof system.
- The roof to wall flashing and the proper handling of the asbestos panel were **critical to correct** the recurring leak issue. The roofing project had to be designed to allow the roof flashing to be reused on the roof area that was not replaced, in order to not duplicate costs and effort.

Experience to keep you covered... nationwide

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